

AGENDA
ZONING REVIEW BOARD
THURSDAY, APRIL 1, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR
MARKED AGENDA

NEW CASES:

Z-04-10 – An Ordinance to rezone from the R-4 (Single-Family Residential) and the I-2 (Heavy Industrial) Districts to the R-4A (Single-Family Residential) District, property located at **1891 Evans Drive, S.W.**, fronting 277 feet on the southwesterly side of Evans Drive beginning 188.13 feet southerly from the southwest corner of Osborne Street. Depth: 1061.36 feet; Area: 5.834 acres; Land Lot 122, 14th District, Fulton County, Georgia.

OWNER: J. MARTIN TURBIDY

APPLICANT: JOHN W. MADDEN

NPU-X **Deferred March 8th meeting** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: **Approval**

ZRB RECOMMENDATION: **Deferred to June '04**

Z-04-14 – An Ordinance to rezone from the I-2 (Heavy Industrial) District to the C-2 (Commercial Service) District, property located at **1090 Lois Street, N.W.**, fronting 417.36 feet on the west side of Lois Street beginning 494.81 feet south from the southwest corner of west Marietta Street. Depth: 1129.80 feet; Area: 9.7898 acres; Land Lot 190, 17th District, Fulton County, Georgia.

OWNER: CITYBLADE, LLC

APPLICANT: SAME

BY: LARRY DINGLE AND STEVE ROTHMAN, ATTORNEYS

NPU-K **Deferred March 23rd** COUNCIL DISTRICT 9

STAFF RECOMMENDATION: **Denial**

ZRB RECOMMENDATION: **Deferred to June '04**

U-04-03 – An Ordinance granting a Special Use Permit for a Helicopter Landing Facility (Section 16-12.005(1)(a), property located at **1090 Lois Street, N.W.**, fronting 417.36 feet on the west side of Lois Street beginning 494.81 feet south from the southwest corner of W. Marietta Street. Depth: 1129.80 feet; Area: 9.7898 acres; Land Lot 190, 17th District, Fulton County, Georgia.

OWNER: CITYBLADE, LLC

APPLICANT: SAME

BY: LARRY DINGLE & STEVE ROTHMAN, ATTORNEYS

NPU-K **Deferred March 23rd** COUNCIL DISTRICT 9

STAFF RECOMMENDATION: **File**

ZRB RECOMMENDATION: **Deferred to June '04**

U-04-02 – An Ordinance granting a Special Use Permit for an Outdoor Dining Facility (Patio) (Section 16-11.005(1)(l), property located at **718 Ponce de Leon Avenue, N.E.**, fronting 128 feet on the north side of Ponce de Leon Avenue beginning at the northeast corner of Ponce de Leon Place. Depth: 166.3 feet; Area: Approximately 21,286 square feet; Land Lot 17, 14th District, Fulton County, Georgia.

OWNER: KESEF GROUP, LLC

APPLICANT: STEPHAN J. SAHAYDA

NPU-F **Deferred at Feb. meeting** COUNCIL DISTRICT 6

STAFF RECOMMENDATION: **Approval**

ZRB RECOMMENDATION: **Deferred to June '04**

U-04-04 – An Ordinance granting a Special Use Permit for a Day Care Center (Section 16-18K.004(7)(d)(1)(i), property located at **60 Paschal Boulevard, N.W. (aka 840 Carter Street, N.W.)**, fronting approximately 900 feet on the north side of Carter Street beginning at the northwest corner of James P. Brawley Drive. Depth: Varies; Area: Approximately 24.79 acres; Land Lot 110, 14th District, Fulton County, Georgia.

OWNER: ATLANTA HOUSING AUTHORITY ET AL

APPLICANT: MAGNOLIA PARK PRE-SCHOOL, INC.

NPU-L **Approval** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: **Approval**

ZRB RECOMMENDATION: **Approval conditioned on site plan**

DEFERRED CASES:

Z-03-79 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **220 Adeline Avenue, S.W.**, fronting 50 feet at the dead-end of Adeline Avenue beginning approximately 715 feet north from the northeast corner of Oakmont Drive. Depth: 483.22 feet; Area: 7.23 acres; Land Lot 174, 14th District, Fulton County, Georgia.

OWNER: CAROLYN MANGHAM

APPLICANT: RANDY E. PIMSLER

NPU-J **Approval** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: **Approval with conditions**

ZRB RECOMMENDATION: **Approval with conditions**

Z-03-80 – An Ordinance to rezone from the I-1 (Light Industrial) District to the C-1 (Community Business) District, property located at **835 Wylie Street, S.E.**, fronting 322.8 feet on the south side of Wylie Street beginning 103 feet west from the southwest corner of Chester Avenue. Property also fronts 184.17 feet on the north side of Field Street. Depth: Varies; Area: 1.61 acres; Land Lot 20, 14th District, Fulton County, Georgia.

OWNER: SELIG ENTERPRISES, INC.

APPLICANT: RANDY E. PIMSLER

NPU-N **Deferral** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: **Approval**

ZRB RECOMMENDATION: **Deferred to May '04**

Z-03-87 – An Ordinance to rezone from the R-5/HD20K-1 (Two-Family Residential/Grant Park Historic District-Sub-Area 1) District to the C-1/HD20K-2 (Community Business/Grant Park Historic District-Sub Area 2) District, property located at the rear of **428 Boulevard, S.E.**, fronting approximately 100 feet on the north side of Glenwood Avenue beginning approximately 180 feet east from the northeast corner of Boulevard. Depth: Varies; Area: Approximately .114 acres; Land Lot 21, 14th District, Fulton County, Georgia.

OWNER: JOEL SADLER

APPLICANT: JOEL SADLER

NPU-W **No Recommendation** COUNCIL DISTRICT 1

STAFF RECOMMENDATION: **File**

ZRB RECOMMENDATION: **File**

Z-03-89 – An Ordinance to rezone from the I-1 (Light Industrial) District to the MR-5A (Multi-Family Residential-Sub District 5A) District, property located at **544 N. Angier Avenue, N.E.**, fronting 238.43 feet on the southwesterly side of N. Angier Avenue beginning at the northwest corner of Dallas Street. Depth: 185.44 feet; Area: Approximately 1 acre; Land Lot 18, 14th District, Fulton County, Georgia.

OWNER: ARTHUR COHEN

APPLICANT: BRUCE DOBBS

NPU-M **Approval with conditions**

COUNCIL DISTRICT 2

STAFF RECOMMENDATION: **Approval**

ZRB RECOMMENDATION: **Approval**